



A Condo for Your Consideration

For more info on this condo or any other contact Eric Manherz today at Royal LePage Performance Realty!



Eric Manherz
Sales Representative

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Bedrooms: 2 **Bathrooms:** 2

List Price: ↓ \$415,900 *

Condo Fee: \$794.09

MLS® # 823183

Fee Includes: Cable TV, Caretaker, Recreation Facilities, Management, Building Insurance, Water

Taxes: \$4,508/2011

Corp#: 533

Status: A

Parking: 1 1 Underground, Visitor Parking

First Refusal N

Dist/Neigh: 3602 Riverview Park

List Date: 03/15/12

Enjoy life at the top - spectacular unobstructed views, 9 foot ceilings, nearly 1500 square feet, hardwood floors, steam-humidifier, 50-bottle wine fridge, intelligently designed closet systems, 5-star amenities, 24/7 security, come home relax and watch the city move around you. An unexpected lavish lifestyle awaits.

Directions: 417 to Riverside Dr; exit South to 3 towers on right; give card to security at gate

Room Sizes

LVGRM Main	21.04 X 11.09	MBED Main	15.09 X 12.00	Rm1: Eating Area	Main	8.02 X 7.10
DINRM Main	12.00 X 8.02	BED2 Main	12.00 X 10.00	Rm2: Foyer	Main	6.08 X 6.08
KITCH Main	10.10 X 7.10	BED3 None		Rm3: Store Room	Main	6.02 X 4.03
FAMRM None		BED4 None		Rm4:		
DEN Main	8.03 X 5.03	LAUND Main	4.00 X 3.00	Rm5:		
FBATH Main	8.03 X 5.03	PBATH		Rm6:		

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY

Style: Apartment **Type:** One Level **Season:** No **YB:** 1991/Appro **ZN:** residential **Stor:** **Levl:** 1.00 **BBG:** 0 **BAG:** 2
Bldr: Bramlea & A/M **Model:** Matisse **Bldg Unit:** **Proj Unit:** **BD:** 2 **TB:** 2
Poss Info: TBA **# of Days:** **Date of Poss:** **Retro:** **Occup:** Owner **EB:** 1
#Gar: 1 **#Cover:** 0 **TotalPk:** 1 **Park Desc:** 1 Underground, Visitor Parking **Access:** Lane
Flooring: Hardwood, Marble, Carpet W/W & Mixed **NeighInf:** Clubhouse, Public Transit Nearby, Deeded Recreation Facilities, Water Nearby
Site: Adult Oriented, Exercise Room, Indoor Pool, Outdoor Pool, Park Setting, Riverview, Tennis Court **Suitable for Disabled:**
Exter: Concrete **Foundtn:** **Const:**
Bsmt: Common **BsmtDev:** Unfinished **Roof:**
Appl: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer
Feat: Alarm System, Auto Garage Door Opener, Window Blinds, Humidifier
Ament: Indoor Pool, Outdoor Pool, Recreation Centre, Sauna, Whirlpool, Tennis Court(s) **Laundry:** In Unit
Exclus: -none- **RentEq:** -none-
Restrct:

CONDOMINIUM INFO

Title: Condominium **Condo Fee:** \$794.09 **S/Levy:** N **Occ Fee:** **Mgt Co:** Condo Mgmt Grp
Fee Incl: Cable TV, Caretaker, Recreation Facilities, Management, Building Insurance, Water **Mgt Ph:** 613-237-9519

UTILITIES INFORMATION

Heat: Baseboard **AC:** Central Air (**Water:** Municipal **Sewer:** Sewer Connected
Fuel: Electric **Finished FP:** **Roughed-in FP:** **FPFuel:**

FINANCIAL INFORMATION

1st Mortg: **Lender:** **Taxes/Yr:** \$4,508/2011
Int Rate: **1st Assum w/Qual:** N **Assmt/Yr:**
Date Due: **Vendor Take Back:** N **Loc Impr:** **List Condit:** N